

GRANT DEED

CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE, as Trustee, a national banking association, for a valuable consideration, receipt of which is hereby acknowledged, does grant to CITY OF RIVERSIDE, a municipal corporation, the remaining seventy-one one-hundredths (71/100) interest in that certain parcel of land in the City of Riverside, County of Riverside, State of California, described as follows:

Portion of the South-half of the Southwest quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Base and Meridian; thence North 89° 24' 50" East along the Northerly line of the South-half of the Southwest quarter of Section 32, 2156.45 feet to the Westerly line of the East three (3) acres of the West-half of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 32; thence South 0° 01' 30" West along the westerly line of said three (3) acres 427.83 feet to the Northwesterly line of that 66-foot strip of land described in deed recorded March 20, 1942, as Instrument No. 1317, in Book 535 of Official Records of Riverside County, at page 221 thereof, and known as Hillside Avenue; the Northwesterly line being a curve concave to the Northwest having a radius of 367.00 feet and from which point the center of said curve bears North 52° 33' 17" West; thence Southwesterly along said curve to the right, through a central angle of 23° 03' 57" an arc distance of 147.74 feet to the end thereof and from which point the center of said curve bears North 29° 29' 20" West; thence continuing along said Northwesterly line of Hillside Avenue, South 60° 30' 40" West, 18.73 feet; thence North 76° 53' 45" West, 2083.78 feet to a point on the Westerly line of said Section 32, distant thereon 38.89 feet from the point of beginning; thence North 0° 34' East 38.89 feet to the point of beginning; estimated to contain 14.72 acres.

SUBJECT TO:

1. Taxes for the fiscal year 1957-58
2. Conditions, restrictions, reservations and rights of way of record.

By this deed the grantor grants all of the remaining right, title and interest in the property which was conveyed to the grantor by deed from C. G. Dennis and Cleo Dennis, husband and wife, dated July 27, 1956, and recorded in the office of the

1 RESOLUTION NO. 7852

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 RIVERSIDE, CALIFORNIA, ACCEPTING A GRANT DEED

4 ****

5 BE IT RESOLVED, that a Grant Deed dated August 1, 1957, executed
6 by the Citizens National Trust and Savings Bank of Riverside, as Trustee, by
7 R. A. Steves, Vice President, and L. M. Harlow, Assistant Trust Officer,
8 granting to the City of Riverside, a municipal corporation, the remaining
9 71/100 interest in a portion of the South half of the southwest quarter of
10 Section 32, Township 2 South, Range 5 West, SBB&M, being more particularly
11 described in said Deed, be, and the same is hereby officially accepted.

12 ADOPTED by the City Council, signed by the Mayor and attested by the
13 City Clerk this 6th day of August, 1957.

14 E. V. Davis
15 Mayor of the City of Riverside

16 ATTEST:

17 W. G. Waite
18 City Clerk of the City of Riverside

19 I, W. G. Waite, City Clerk of the City of Riverside, California,
20 hereby certify that the foregoing resolution was duly and regularly introduced
21 and adopted by the City Council of said City, at its meeting held on the 6th
22 day of August, 1957, by the following vote:

23 Ayes: Councilmen Backstrand, Bergin, Bonnett, Johnson, O'Neill,
24 Smutz and Voris.

25 Noes: None.

26 Absent: None.

27 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
28 official seal of the City of Riverside, California, this 6th day of August,
29 1957.

30 W. G. Waite
31 City Clerk of the City of Riverside
32

COPY

according to Government Survey, located westerly of
Westerly boundary line of right of way of Old Upper
Canal of Riverside Water Co., and westerly boundary
line of right of way of Lower Canal and South of what
is known as "Zanfero Property" of said County and des-
cribed as follows:

Commencing at northeasterly corner of Section 3, Town-
ship 2 South, Range 5 West; thence West 154.35 feet
and South 19° 21' West 320.65 feet to beginning, said
point of beginning being Northeasterly corner of Lot 41
of Subdivision of Bandini Donation, as per plat recorded
in Book 3 of Maps, page 24, records of said County; thence
from beginning and following west boundary of right of way
of Lower Canal of Riverside Water Co., South 21° 13' East,
218 feet; thence South 30° 49' East, 142 feet; thence South
37° 42' East, 172 feet; thence South 43° 23' East, 130 feet;
thence South 28° 13' East, 200 feet; thence South 45° 8'
East, 100 feet; thence South 59° 26' East, 100 feet; thence
South 32° 33' East, 134 feet; thence South 3° 36' East,
166 feet; thence South 3° 00' East, 220 feet; thence South
10° 10' West, 100 feet; thence South 17° 40' West, 245 feet;
thence South 31° 15' West, 234.25 feet; thence South 3°
30' East, 157.75 feet; thence South 31° 15' East, 497.64
feet; thence South 40° 30' West, 336 feet; thence South 5°
00' West, 217.41 feet; thence South 26° 00' East, 150.00
feet; thence North 58° 31' East, 95.6 feet to a point 16.5
feet northeast Southwesterly at right angles to center
line of Old Upper Canal of Riverside Water Co; thence fol-
lowing southwesterly boundary line of said Old Upper Canal
and 16.5 feet from center thereof as nearly as may be,
North 25° 30' East, 15.6 feet; thence North 7° 24' West, 112
feet; thence North 12° 17' East, 110 feet; thence North 36°
12' East, 144 feet; thence North 52° 27' East, 137 feet;
thence North 30° 36' East, 92 feet; thence North 47° 13' East,
60 feet; thence North 13° 11' East, 125 feet; thence North
72° 11' West, 90 feet; thence North 52° 22' West, 100 feet;
thence North 39° 17' West, 225 feet; thence North 56° 53'
West, 110 feet; thence North 21° 21' West, 76 feet; thence
North 7° 49' East, 30 feet; thence North 47° 53' East, 63
feet; thence North 76° 31' East, 167 feet; thence North 20°
11' West, 122 feet; thence North 3° 45' East, 79 feet;
thence North 68° 22' East, 57 feet; thence North 5° 11' West,
66 feet; thence North 24° 42' West, 50 feet; thence North 54°
71' East, 117 feet; thence North 37° 51' East, 110 feet; —
thence North 30° 13' West, 160 feet; thence North 15° 31'
West, 106 feet; thence North 21° 00' West, 136 feet; thence
North 79° 33' West, 30 feet; thence North 45° 44' West, 50
feet; thence North 6° 15' East, 63 feet; thence North 22° 16'
West, 141 feet; thence North 34° 34' West, 270 feet; thence
North 22° 11' West, 125 feet; thence North 72° 41' East, 115
feet; thence North 51° 11' West, 190 feet; thence North 77° 33'
West, 170 feet; thence North 21° 11' West, 137 feet; thence
North 31° 6' West, 151.6 feet; thence North 24° 8' West, 32.00
feet; thence West 162 feet to the beginning.

ALSO EXCEPT therefrom that portion thereof conveyed to
David Canfield by deed dated May 22, 1916, recorded June 12,
1926, in Book 1346, page 130, Official Records, described
as a portion of Lot 43 Bandini Donation, as per plat
recorded in Book 3 of Maps, page 24, records of said
County.

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